

041.0

0003

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

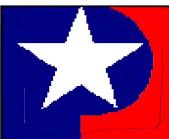
979,900 / 979,900

USE VALUE:

979,900 / 979,900

ASSESSED:

979,900 / 979,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No    | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 39-41 |        | CORNELL ST, ARLINGTON |

| Legal Description |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  | 28115     |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  | 11/08/18  |

## OWNERSHIP

Unit #:

|                                    |  |
|------------------------------------|--|
| Owner 1: ANTONIADIS LYPERIDIS KIKI |  |
| Owner 2:                           |  |
| Owner 3:                           |  |

|                         |  |
|-------------------------|--|
| Street 1: 41 CORNELL ST |  |
| Street 2:               |  |

|                     |            |
|---------------------|------------|
| Twn/City: ARLINGTON |            |
| St/Prov: MA         | Cntry      |
| Postal: 02474       | Own Occ: Y |

|               |       |
|---------------|-------|
| Postal: 02474 | Type: |
|---------------|-------|

## PREVIOUS OWNER

|                                      |  |
|--------------------------------------|--|
| Owner 1: LYPERIDIS HARRY & PAULA -   |  |
| Owner 2: ANTONIADIS/LYPERIDIS KIKI - |  |

|                         |       |
|-------------------------|-------|
| Street 1: 39 CORNELL ST |       |
| Twn/City: ARLINGTON     |       |
| St/Prov: MA             | Cntry |

|               |  |
|---------------|--|
| Postal: 02474 |  |
|---------------|--|

## NARRATIVE DESCRIPTION

|  |  |
|--|--|
| This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2870 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms. |  |
|--|--|

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item    | Code | Description | %   | Item    | Code | Description |
|---------|------|-------------|-----|---------|------|-------------|
| Z       | R2   | TWO FAMIL   | 100 | water   |      |             |
| o       |      |             |     | Sewer   |      |             |
| n       |      |             |     | Electri |      |             |
| Census: |      |             |     | Exempt  |      |             |

|            |      |
|------------|------|
| Flood Haz: |      |
| D          | Topo |

|   |        |
|---|--------|
| s | Street |
| t | Gas:   |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104      | Two Family  |          | 4500        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 1.23 | 1     |             |           |        |   |        |   |        |   | 443,999         |           |   |           |        |      | 444,000   |       |

| BUILDING PERMITS |        |         |        |     |            |          |            |              |           |             |     | ACTIVITY INFORMATION |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--------|---------|--------|-----|------------|----------|------------|--------------|-----------|-------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date             | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment      | Date      | Result      | By  | Name                 |  |  |  |  |  |  |  |  |  |  |  |
| 8/3/1992         | 351    | Manual  | 2,500  |     |            |          |            | REPAIR PORCH | 11/8/2018 | MEAS&NOTICE | HS  | Hanne S              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |              | 4/15/2009 | Measured    | 189 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |              | 3/3/2000  | Mailer Sent |     |                      |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |              | 2/28/2000 | Measured    | 264 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |              | 11/1/1981 |             | KM  |                      |  |  |  |  |  |  |  |  |  |  |  |

 Sign:  VERIFICATION OF VISIT NOT DATA

